



# Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Planning and Community Development

**To:** Simsbury Conservation Commission/Inland Wetlands Agency  
**From:** Brittany MacGilpin, Assistant Town Planner  
**Date:** May 30, 2023  
**RE:** CC 23-19, 20 Saddle Ridge Drive

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## Summary of Request

Frank and Catharine Joslyn, Property Owners, submitted an application for a wetland permit to install an approximately 572 s.f. addition to the side of the existing home at 20 Saddle Ridge Drive, (Assessor's Map C07, Block 212, Lot 031) Simsbury, CT 06070, zone R-80.

According to the Town of Simsbury wetlands and watercourses map, there is a watercourse located to the rear of the property, please see the map to the right. The closest distance from the proposed addition to the water's edge is approximately 40-feet. According to the property owner, the distance from the current home to the water's edge is approximately 60-feet.

**Per Section 6 – Regulated Activities to be Licensed**, the proposed installation of an addition, as described in the application, within 100-feet of wetlands soils or a watercourse is a **regulated activity**.

The Inland Wetlands Agency found this activity to be non-significant at the May 16<sup>th</sup>, 2023 regularly scheduled meeting.



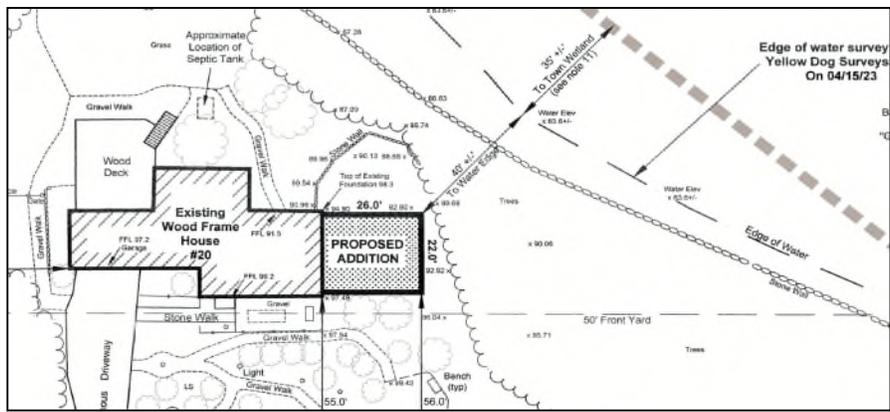
## Staff Analysis

- This application was referred to the Town's Engineering Department for comment. Please see the response from Daniel F. Gannon, Project Engineer, dated May 12, 2023 attached to this staff report. It is recommended that a condition be added to this approval stating that the applicant will address the engineering comments #1-4 prior to the issuance of a building permit.
- The applicant has been updating town staff on the status of hiring a design professional and builder for the project. Staff will continue to work with the applicant to ensure the outstanding

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8:30 – 4:30 Tuesday through Thursday  
8:30 – 1:00 Friday



engineering comments are forwarded to the hired contractors and addressed prior to the issuance of a building permit.

**Draft Motions**

Moved, the Conservation Commission, designated as the Inland Wetlands and Watercourses Commission, **APPROVES Application CC #23-19** of Frank & Catharine Joslyn, Owners, for a wetland permit to construct a ± 572 sq. ft. addition in the upland review area at 20 Saddle Ridge Drive, (Assessor’s Map C07, Block 212, Lot 031) Simsbury, CT 06070, zone R-80, based upon the following findings:

- a. The project will not adversely impact the watercourse.

And subject to the following conditions:

1. The project shall be developed in substantial conformance with the Zoning Location Survey Depicting Proposed Addition prepared for Frank B. & Catherine F. Joslyn, dated April 15, 2023.
2. The applicant will work with the Designated Agent on addressing comments #1-4 made by the Engineering Division titled, “Engineering Comments-#20 Saddle Ridge Drive”, dated May 12, 2023. These comments will be addressed prior to the issuance of a building permit.
3. Native plantings will be replanted and invasive plant species removed to the greatest extent possible on the property.
4. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures depicted in the application or other measures deemed necessary by the Commission’s agent to prevent erosion and sedimentation impacts to the watercourse.
5. All erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
6. Upon direction of the Commission’s agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.
7. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

**Or Moved, (An alternative motion)**